

# CITY of STOCKTON

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	241,100
Annual Single-Family Units Permitted (1996-98, Avg.):	1,021
Annual Multi-Family Units Permitted (1996-98, Avg.):	101
Total Annual Residential Units Permitted (1996-98, Avg.):	1,122

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input checked="" type="checkbox"/> 14. Watershed / Aquifer Fees	Y
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	N
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> 18. Police Service Fees	N
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	N
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input checked="" type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	N
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: city defers fees to later in devt process

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	50 - 75%
multi-family	25 - 50%

### v. Nexus Reports

- Sewer Fee Study (1997-98) - sanitary sewer fees
- Council Public Facilities Fee Resolutions (1999) - various impact fees
- Council budget & findings (1999) - landscape/lighting ass't dist.

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

### i. Project Typical for Jurisdiction?

Yes

### ii. Expected Location of New Subdivision in this Jurisdiction:

North Stockton  
East of Davis Road, North of LeBaron Drive

### iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, utility undergrounding, infrastructure, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, front yard landsc'g
-Common Amenities / Open Space:	-land dedication required
-Project Management Requirements:	-Conditions of Approval; Subdivision Improvement Agreement; Storm Water Pollution Prevention Plan req'd
-Typical Reporting:	-geotechnical, noise, traffic, archaeological, biological, wetlands, hydrology

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.53
Private Garage Valuation Price per Sq. Ft.	20.77

### vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	3,730
Zone Change Application Fee	flat	2,400
Planned Unit Development Fee	flat	2,130
Tentative Map Fee	flat	3,410
Final Map Fee	deposit @ 1% of constr'n valuation	39,858
Final Map Filing Fee	460 flat	460
Computer Mapping Fee	92/ map + 11/lot	367
Land Use Update Fee	flat per unit 2.50	63
General Plan Maintenance Fee	.001 x unit valuation 159.43	3,986
Special Planning Area Study Fee	.0005 x unit valuation 79.72	1,993
Environmental Assessment / Neg Dec Fee	flat	505
<b>Subtotal Planning Fees</b>		<b>58,902</b>

### vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Permit Tracking Fee	flat per unit 10	250
Building Permit Fee	schedule based on val'n 1182.38	29,560
Plan Check Fee (models)	47% of Bldg Permit 555.72 (x 3 models)	1,667
Combo Elect, Mech, Plumb Fee (models)	26% of Bldg Permit 307.42 (x 3 models)	922
Plan Check Fee (production)	60% of Plan Check Fee 333.43 (x 22 units)	7,335
Combo Elect, Mech, Plumb Fee (production)	60% of Combo Fee 184.45 (x 22 units)	4,058
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 15.94	399
Pub. Wks. Improvement Plan Check Fee	5.5% 1st 20K + 3% next 225K + 2% remainder of impv't val'n	12,950
Pub. Wks. Inspection Fee	3.5% of total improvement valuation	17,500
Grading Plan Check Fee	flat based on CY	49
Grading Permit Fee	flat based on CY	325
Microfilm Fee	13/model + 3/unit	105
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>75,119</b>

### viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
City - Office Space Fee	flat per unit 124	3,100
City - Fire Station Fee	flat per unit 118	2,950
City - Library Fee	flat per unit 239	5,975

City - Police Station Expansion Fee	flat per unit	259	6,475
City - Community Recreation Center Fee	flat per unit	131	3,275
City - Surface Water Fee	flat per unit	1,805	45,125
City - Street Improv't (local+reg'l traffic-area 1)	flat per unit	2052	51,300
City - Parkland Fee (area 1)	flat per unit	1173	29,325
City - Habitat / Open Space Conservation Fee	25\$ / 1000sf of lot	175	4,375
City - Air Quality Fee	flat per unit	129	3,225
City - Administrative Fee	2.5% of all above fees	155.125	3,878
County - Flood Control Facilities Equalz'n Fee	1.25 / benefit unit	552.08	13,802
Lodi Unified SD - Devt Agreement Fee	3.27 / sf	8,175	204,375
City - Traffic Signal Fee	flat per unit	79.77	1,994
City - Sanitary Sewer Connection Fee	flat per unit	5,700	142,500
City - Water Connection Fee	flat per unit	395	9,875
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>531,549</b>

#### ix. Totals

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>665,570</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>26,623</b>

## C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North Stockton  
East of Thornton Road @ Black Butte Circle or Iron Canyon Circle

iii. Expected Environmental Assessment Determination: Categorical Exemption

#### iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-upgrade to current citywide infrastructure standards
-Typical Reporting	-none

#### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	60.53
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	159,633

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Land Use Update Fee	flat per unit	2.50	3
General Plan Maintenance Fee	.001 x unit valuation	159.43	159
Special Planning Area Study Fee	.0005 x unit valuation	79.72	80
Environmental Assessment / Neg Dec Fee	flat		505
<b>Subtotal Planning Fees</b>			<b>747</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Permit Tracking Fee	flat per unit	10	10
Permit Issuance Fee	flat per project	10	10
Building Permit Fee	schedule based on val'n	1182.38	1,182
Plan Check Fee	47% of Bldg Permit	555.72	556
Combo Elect, Mech, Plumb Fee	26% of Bldg Permit	307.42	307
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	15.94	16
Grading Plan Check Fee	flat based on CY		49
Grading Permit Fee	flat based on CY		209
Microfilm Fee	flat		13
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>2,352</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Office Space Fee	flat per unit	124	124
City - Fire Station Fee	flat per unit	118	118
City - Library Fee	flat per unit	239	239
City - Police Station Expansion Fee	flat per unit	259	259
City - Community Recreation Center Fee	flat per unit	131	131
City - Surface Water Fee	flat per unit	1,805	1,805
City - Street Improv't (local+reg'l traffic-area 1)	flat per unit	2052	2052
City - Parkland Fee (area 1)	flat per unit	1173	1173
City - Habitat / Open Space Conservation Fee	25\$ / 1000sf of lot	150	150
City - Air Quality Fee	flat per unit	129	129
City - Administrative Fee	2.5% of all above fees	154.5	155
Lodi Unified SD - Devt Fee	1.93 / sf	4,825	4,825
County - Flood Control Facilities Equalz'n Fee	1.25 / benefit unit	552.08	552
City - Traffic Signal Fee	formula	79.77	80
City - Sanitary Sewer Connection Fee	flat per unit	5,700	5,700
City - Water Connection Fee	flat per unit	395	395
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>17,887</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>20,986</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of New Subdivision in this Jurisdiction:** North Stockton  
West of Davis Road, South of 8 Mile Rd  
North of Pixley Slough

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street, utility undergrounding, infrastructure, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, front yard landsc'g
-Common Amenities / Open Space:	-no land dedication req'd; discretionary negotiation for common amenities such as: tot lot, picnic/BBQ area, turf space, active rec space, comm. bldg, private exterior space per unit
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical, noise

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	60.53
Private Garage Valuation Price per Sq. Ft.	20.27
Total Valuation per Unit	64,584
Total Valuation per 45 Unit Multi-Family Development Model	2,906,280

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,730
Zone Change Application Fee	flat		2,400
Use Permit (includes PUD)	flat		2,080
Land Use Update Fee	flat per unit	2.50	113
General Plan Maintenance Fee	.001 x unit valuation	64.58	1,615
Special Planning Area Study Fee	.0005 x unit valuation	32.29	1,453
Environmental Assessment / Neg Dec Fee	flat		505
<b>Subtotal Planning Fees</b>			<b>11,895</b>
<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Permit Tracking Fee	flat per unit	10	450
Building Permit Fee	schedule based on val'n		10,239
Plan Check Fee	47% of Bldg Permit		4,812
Combo Elect, Mech, Plumb Fee	26% of Bldg Permit		2,662
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.46	291
Pub. Wks. Improvement Plan Check Fee	5.5% 1st 20K + 3% next 225K + 2% remainder of impv't val'n		12,950
Pub. Wks. Inspection Fee	3.5% of total improvement valuation		17,500
Grading Plan Check Fee	flat based on CY		49
Grading Permit Fee	flat based on CY		296
Blueprint / Microfilm Fee	flat		13
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>49,262</b>
<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Office Space Fee	flat per unit	74	3,330
City - Fire Station Fee	flat per unit	69	3,105
City - Library Fee	flat per unit	141	6,345
City - Police Station Expansion Fee	flat per unit	152	6,840
City - Community Recreation Center Fee	flat per unit	77	3,465
City - Surface Water Fee	flat per unit	1,805	81,225
City - Street Improv't (local+reg'l traffic-area 1)	flat per unit	1498	67,410
City - Parkland Fee (area 1)	flat per unit	691	31,095
City - Habitat / Open Space Conservation Fee	25\$ / 1000sf of lot	23	1,035
City - Air Quality Fee	flat per unit	87	3,915
City - Administrative Fee	2.5% of all above fees	115.425	5,194
County - Flood Control Facilities Equalz'n Fee	.5 / benefit unit	220.83	9,937
Lodi Unified SD - Dev't Agreement Fee	3.27 / sf	3,270	147,150
City - Traffic Signal Fee	flat per unit	48.66	2,190
City - Sanitary Sewer Connection Fee	flat per unit	5,700	256,500
City - Water Connection Fee	flat per unit	395	17,775
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>646,511</b>
<b>ix. Totals</b>			
<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>			<b>707,668</b>
<b>Total Fees per Unit (total from above / 45 units)</b>			<b>15,726</b>